



Shaughnessy Way, Houlton Rugby CV23 1AU

**welcome to
Shaughnessy Way, Houlton
Rugby**

- THREE BEDROOMS.
- SEMI DETACHED.
- GARAGE AND DRIVEWAY.
- ENSUITE TO MASTER.
- IMMACULATE THROUGHOUT AND BEING SOLD WITH NO ONWARD CHAIN.

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£350,000

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call today to avoid missing out on this stunning home located in the desirable location of Houlton.



view this property online shipways.co.uk/Property/RGY109456



Property Ref:
RGY109456 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Agent Note
Entrance Hall
Lounge
17' x 13' 4" (5.18m x 4.06m)
Kitchen/Dining Room
17' 2" x 9' 4" (5.23m x 2.84m)
Conservatory
Bedroom One
10' 10" x 10' 8" (3.30m x 3.25m)
En Suite
Bedroom Two
13' 11" x 7' 9" (4.24m x 2.36m)
Bedroom Three
9' x 8' 3" (2.74m x 2.51m)
Bathroom
Rear Garden
Garage
20' 6" x 10' 7" (6.25m x 3.23m)



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